



Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Date: 18 November 2025
Our ref: 11101

For the attention of: Matthew Porter

Application ref: DC/23/0189
Location: Sandgate Nursery West End Lane Henfield West Sussex
Proposal/Description: Outline application for erection of an extra care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 supported living units (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Thank you for re-consulting with Place Services on the above Outline planning application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

Summary

Not supportive on landscape grounds	☐
No landscape objection, subject to attached recommendations and/or conditions	☒
Further information required prior to determination	☐
No landscape comments / does not wish to comment	☐

This review is based on a desktop study with a site visit of the above-referenced application and its submitted documents, and a site visit carried out on the 27/02/2024. Our previous comments are dated 19/03/2024. Our Landscape comments are as follows:

Review of the proposal/submitted information:

LVIA Addendum

We have reviewed the submitted LVIA (ref: REV A October 2025) which includes Appendix K: Addendum Report - views from SDNP. We welcome this addition and our comments regarding judgments remain the same as per our previous response.

There are some discrepancies between the Landscape Strategy Plan within the LVIA, the submitted 'Alternative Site Layout' and the Parameter Plan (Dwg. SNH/P23/102). To avoid confusion and as previously requested, we recommend updating the Parameter Plan to include developable area and building heights. It should be noted that domestic gardens are considered part of the wider 'development' and at present, these are proposed outside of the developable area.

Alternative Site Layout

Notwithstanding the discrepancies mentioned above, we have the following comments on the alternative illustrative site layout:

- The layout and form are more appropriate than the previous rigid formal layout.
- Increased vegetation along the southern boundary is welcomed and will contribute towards mitigating visual impacts on PRow HEN 2583/7.
- As previously stated, although the indication towards tree planting is commendable, we query the ability for the layout to effectively allow for the success of implementing these. Site sections will offer a better understanding of how street trees will be incorporated within the layout.
- The amended plan does not show any pedestrian connection to HEN 2583/7 which is a missed opportunity to satisfy Henfield Neighbourhood Plan Policy 4.
- The SuDS basins dominate the perimeter and restrict the provision of landscaping and open space. Since our last consultation the National standards for sustainable drainage systems (SuDS) have been released. We expect greater SuDS interventions to be incorporated into the scheme through the use of roadside rain gardens and swales.

Summary:

As previously concluded, from a landscape perspective, we accept the principle of development on the site. However, prior to approval, we request an updated Parameter Plan is produced to include developable area and building heights.

Following this, we would expect the following documents to be provided at Reserved Matters as a minimum.

Submission documents:

1. **Soft Landscape Plan:** The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities.
2. **Hard Landscape Plan:** These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure/ boundary treatments; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features.
3. **Landscape Management Plan:** To include long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan

Please do not hesitate to contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of Horsham District Council.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

